



101 ENTERPRISE ST |
Sterling, VA

RAPPAPORT
CULTIVATING PLACES

Sterling, VA

The redevelopment of The Shops at Penn Branch represents the transformation of a long-standing community retail center into a newly-designed, vibrant mix of retail, office and residential. Situated adjacent to the affluent Hillcrest and Penn-Branch neighborhood, this exciting new project is well-located and highly visible along the heavily-traveled Pennsylvania Avenue corridor. The Hillcrest and Penn-Branch submarkets offer high incomes and direct access to more than 122,000 D.C. residents.



2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	10,184	79,559	252,142
Daytime Population	12,594	93,386	272,110
Household Income	\$132,077	\$156,596	\$180,562
Traffic Counts	123 on PQR 500 on A1		

Co-Tenants



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The Area

Plan1

● Space Available



The Property



101 Enterprise St

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